

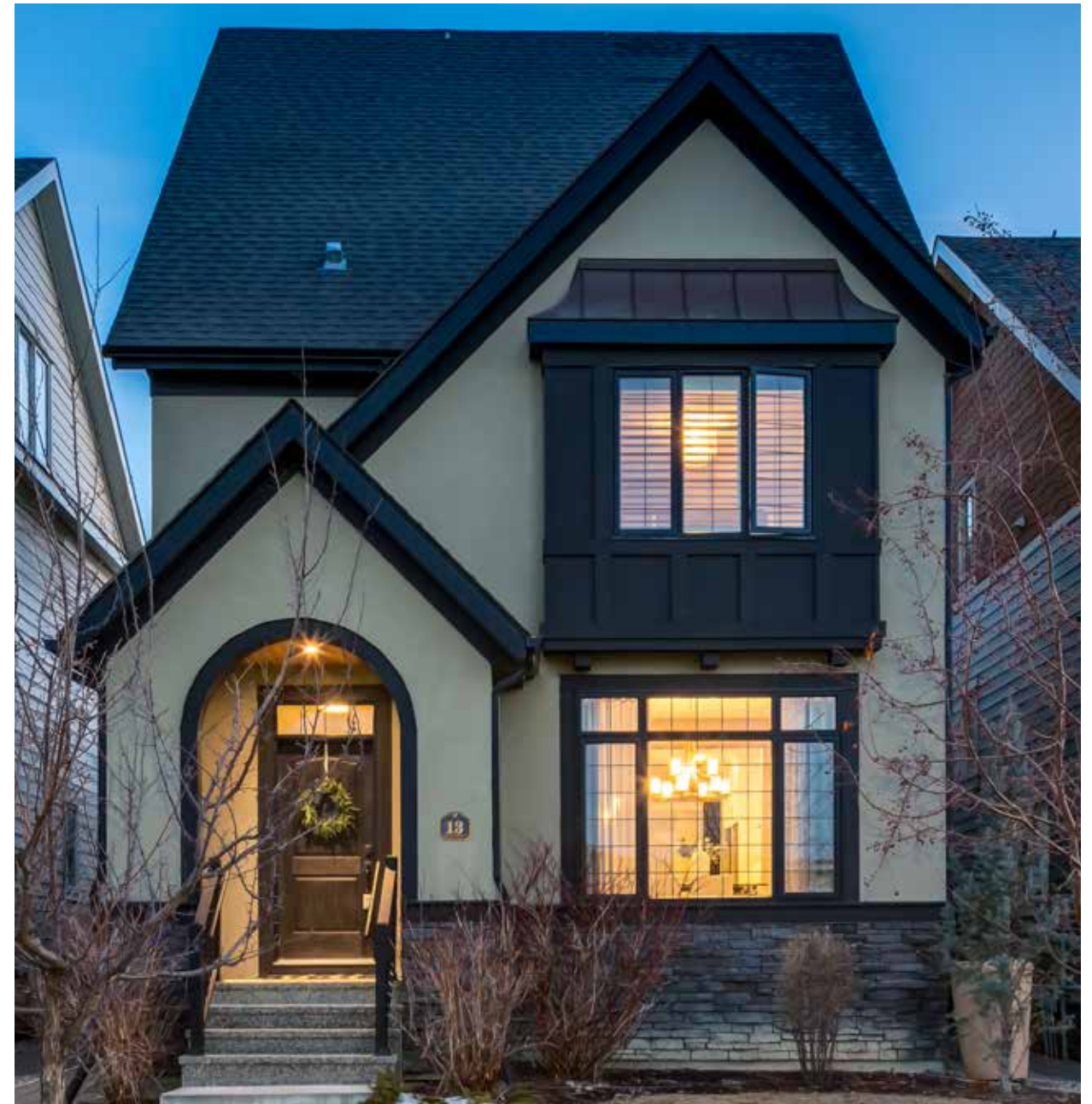
MODERN FAMILY HOME

Historic Charm



COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

13 MARY DOVER DRIVE SOUTH WEST | CALGARY, ALBERTA, CANADA
COMMUNITY OF CURRIE BARRACKS



FABULOUS LOCATION

Nestled amidst well-established neighbourhoods, schools, and essential services, Currie Barracks presents an ideal environment for both residents and businesses alike. This special family home is situated across from a park on one of the most beautiful streets in the entire area. The architectural design is fabulous with a curved covered front entry, board and batten detailing, a rich stone base and a cantilevered window above the dining window allowing for an interior window seat. The street appeal is outstanding with a gorgeous cherry blossom tree in the front yard and lovely garden shrub beds.





YOU HAVE ARRIVED

A covered porch protects you from the elements before leading you through a beautiful composite wood door into this charming home. Upon entering you are greeted with a beautiful open floor plan featuring a large bright dining area, with an oversized window overlooking the park and featuring designer window coverings. A unique ceiling detail frames the dining space adding interest to this beautiful space.









THE HEART OF THE HOME

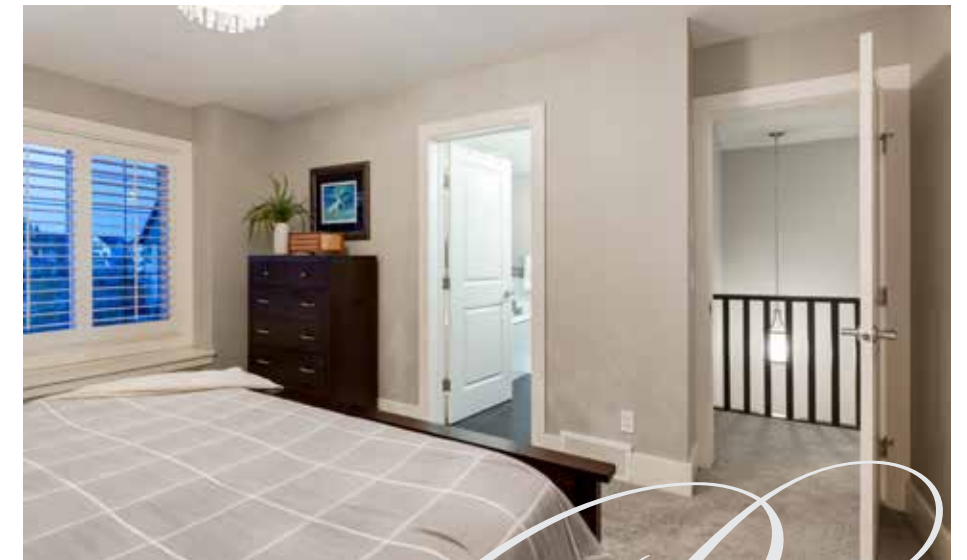
Flowing into the gourmet kitchen you will find a massive island where hosting family and friends is a breeze. Quartz counters and a full stainless steel appliance package (*Frigidaire* gas range, *Whirlpool* refrigerator, *Whirlpool* dishwasher), await your culinary creations. The expansive pantry wall is the perfect place to store all your essentials. The center island is in a rich wood finish and the crisp white wall cabinetry is to the ceiling. The main floor living room showcases a striking gas fireplace with a rich stacked stone surround and a wood mantle, perfect for holiday stockings. Beautiful southwest light flows into the living room window throughout the day.











PRIMARY SUITE

The generous primary bedroom is large enough to accommodate your king-size bed with plenty of room for night tables and lounging. From the bedroom, enter through the barn door into the expansive walk-in closet with built-in shelving and drawers, perfect for keeping everything organized. A lovely window seat sits under the window overlooking the park.





SPA-LIKE ENSUITE

The spa-like ensuite boasts a large quartz vanity with dual sinks with plenty of lower cabinetry as well as a storage tower in the center of the vanity. The suite is complete with a large glass-enclosed tile shower including a built-in bench, and an oversized soaker tub and dimmable lighting adding a sense of calm to the ensuite. Gorgeous glass tile detailing flows from the shower area to the bathtub area adding a designer touch to this attractive space.





UPPER-LEVEL BEDROOM QUARTERS

The upper-level features two additional large bedrooms, with one currently being used as a home office. The bedrooms share a generous four-piece bathroom which also houses the home's linen closet.





AUXILIARY SPACES

The laundry is perfectly located in the hall adjacent to the primary bedroom. This area features a side-by-side washer/dryer with plenty of built-in cabinets to store all your washing needs. A main floor powder room and mud room with built-in storage are located just off the living area and complete the main floor.





LOWER-LEVEL FAMILY SPACE

Designer carpeting leads to the lower-level entertainment space. Features of the lower level include a family | media room that includes sound surround speakers in the walls and ceiling, and a large wall-mounted television framed with built-outs in a rich smoke grey colour. A soft brick palette was chosen as a backdrop to the television area and also frames the cozy gas fireplace. Designer lighting on each side of the television area frames this space perfectly and the lighting system is on dimmers for various room mood themes. A guest bedroom, full bathroom and large storage area finish off the lower-level space. A fabulous entertaining walk-up bar was custom designed with chic designer tile, quart countertops, millwork criss-cross wine storage, liquor and glass display lit cabinetry with glass shelving, a built-in wine fridge and beautiful wall wine display racking.





ADDITIONAL FEATURES

- Built-in vacuum system • Security system rough-in • Gas line on back deck for patio heater or gas grill • Hot water on demand • Irrigation system • Double detached garage with a roughed-in gas heater • Central air conditioning • Development of lower level - 2016





OUTDOOR OASIS

The sunny backyard of this beautiful property has a lovely exposure allowing for warm afternoons. The back deck expands across the entire South side of this beautiful home. Enjoy a morning coffee or unwind after a long day. The backyard features mature trees, a gorgeous lilac bush and an array of perennials. The built-in gas line is ideal for either your favourite grill or a patio heater. The rear detached double garage blends well with the architectural design of the home.

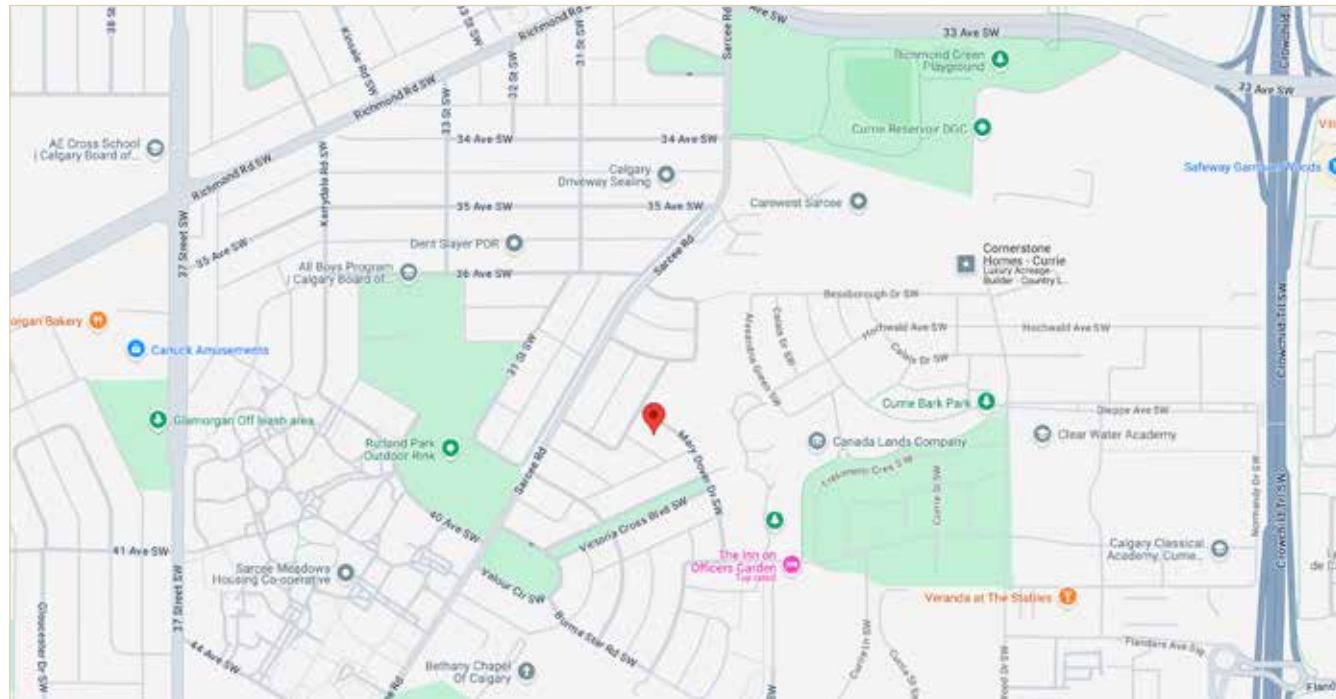


Proudly Presenting

13 MARY DOVER DRIVE SOUTH WEST



Community of Currie Barracks



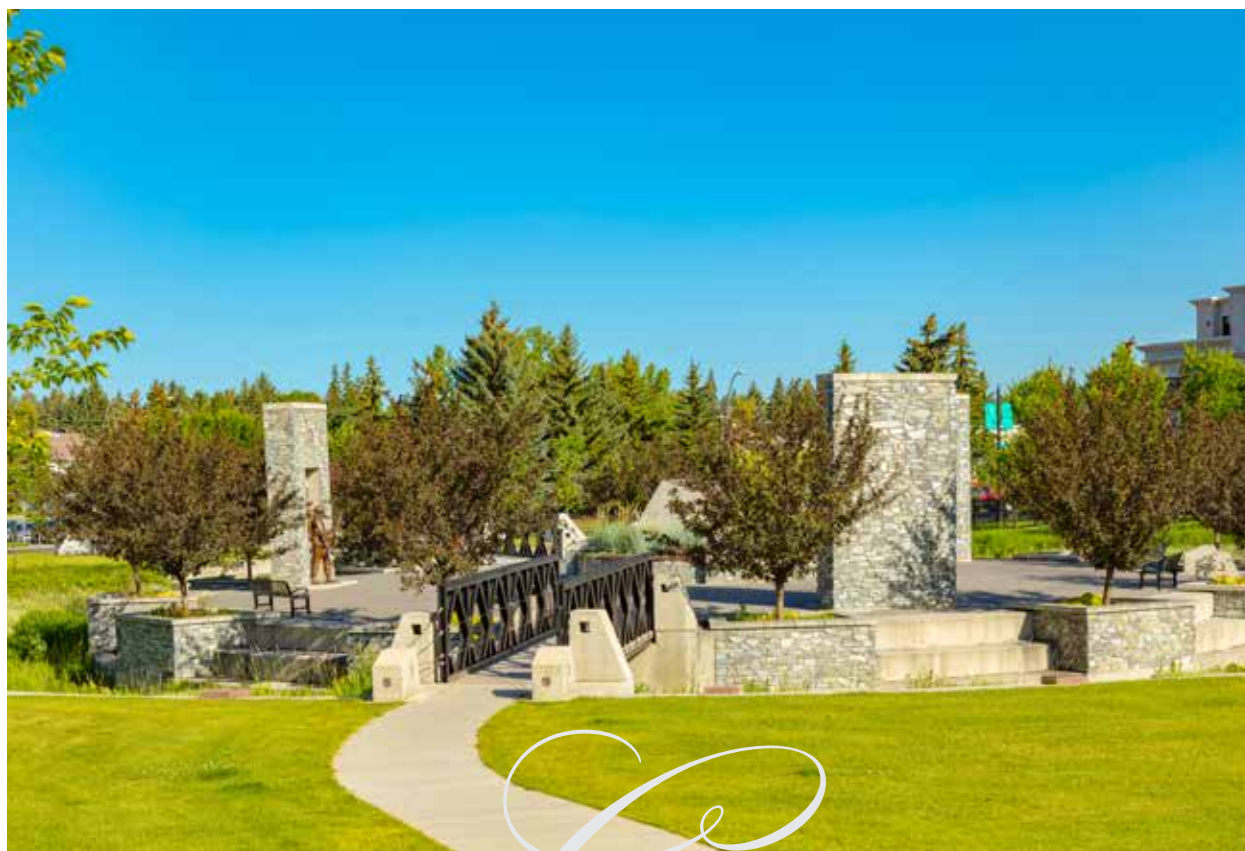
Main Floor Space: 957.1 square feet

Upper Floor Space: 947.44 square feet

Total Above Grade Floor Space: 1904.54 square feet

Lower Floor Space: 817.92 square feet

Total Developed Floor Space: 2722.46 square feet



THE COMMUNITY OF CURRIE BARRACKS

Currie, once a Canadian Armed Forces Base established during the Great Depression, now symbolizes new urbanism. Known for its rich heritage and military significance in Alberta since the 1930s, Currie has continued its legacy of optimism, momentum and growth.

History lives here and Currie is dedicated to preserving its rich heritage within the community, ensuring the preservation of historical elements. Currie has ten provincially designated heritage buildings that reflect its history as a former Canadian Armed Forces base. The redevelopment of Currie integrates its historical significance into a modern community thoughtfully integrating the past, present, and future.

Developed by Canada Lands Company, Currie's business and commercial space aims to enhance connections between living, working, and recreational activities. It offers a range of spaces suitable for entrepreneurs, small businesses, and those seeking diverse and unique environments. Currie is designed as a multi-modal, accessible, vibrant, and sustainable urban village, offering urban accessibility and suburban charm

Currie Barracks, now a residential neighbourhood in southwest Calgary, is bordered by Lincoln Park to the southwest, Sarcee Road SW to the west, 33 Avenue SW to the north, and Crowchild Trail to the east. Located in inner Southwest Calgary, Currie is only a 7-minute drive to downtown, close to schools, and is well connected by major transportation routes, bike paths and pedestrian systems.

The area was designed to connect residents and visitors through a community-wide park system to demonstrate the natural beauty of Currie and its historic legacy. These areas are rich with mature trees, historic features and modern amenities offering varied experiences for those who live and visit here.

Currie's location offers convenient access to various educational institutions, including public, charter, private schools, preschools, high schools, special education centers, language immersion programs, and universities, providing continuity for your family's educational needs as they progress through different stages of growth.

Discover an emerging food and drink destination in Currie. Home to several beloved and locally minded gathering spots and patios, there is a diverse range of dining and socializing spots for family, friends and major events.

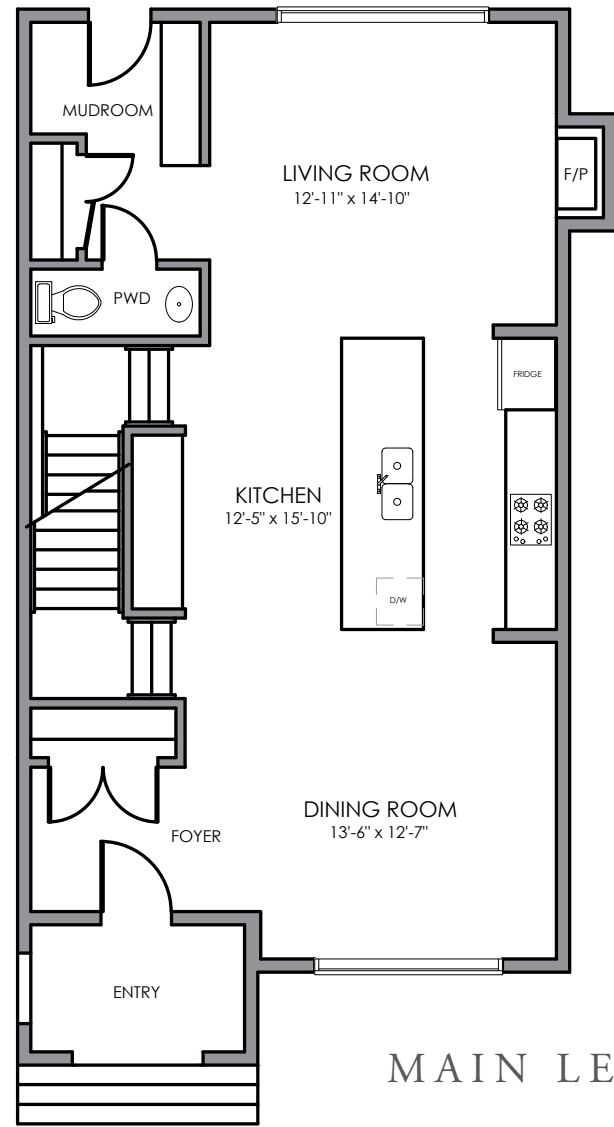
Nearby Currie, Marda Loop also offers a range of boutique restaurants, cafes, and services.



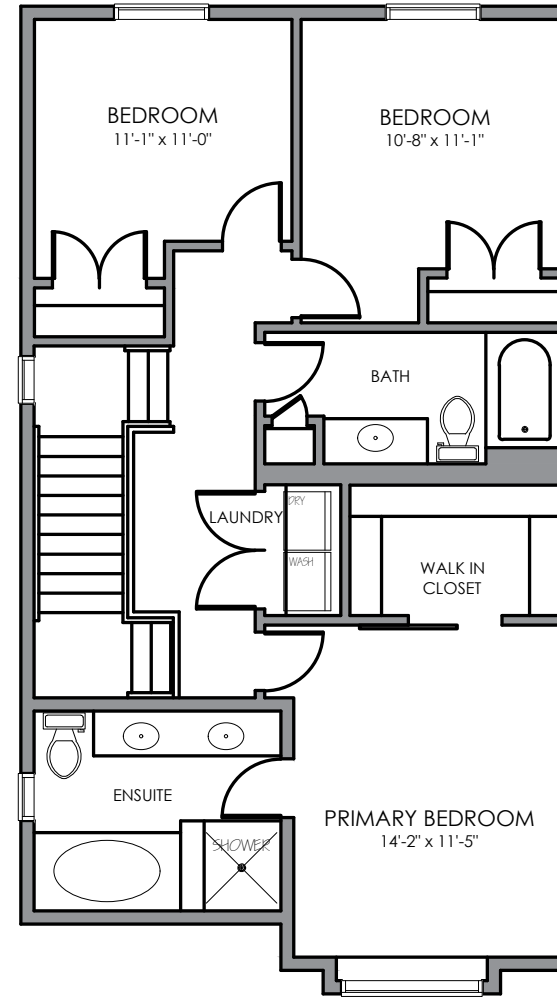




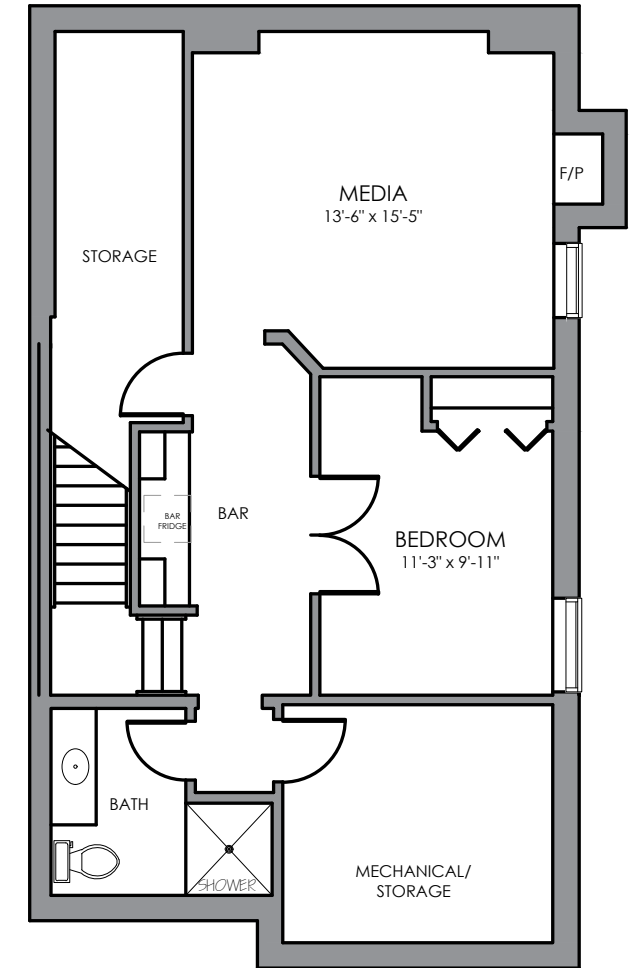




MAIN LEVEL



UPPER LEVEL



LOWER LEVEL

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Upper Floor Space:	947.44 square feet
Total Above Grade Floor Space:	1904.54 square feet
Lower Floor Space:	817.92 square feet
Total Developed Floor Space:	2722.46 square feet

ESO INSURED
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